EST. 1978

THOMAS DUKE

COMMERCIAL REAL ESTATE

4.85 Acres Swartz Creek

4264 Morrish Road Swartz Creek, MI 48473



FOR SALE

GetReal*quality*

248.476.3700

LISTED BY:

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Sale Price: $200,000.00

DESCRIPTION

Various development options included in the General Business District (GBD) - uses included in brochure.

PROPERTY HIGHLIGHTS

- Zoned General Business District.
- Located directly off the freeway.
- Approximately 650 feet of frontage along I-69 and 225 feet of frontage along Morrish Road.
- All utilities available directly off site.
- Drive-thru permitted.
- Located next to sole gas station south of I-69.

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BUILDING INFORMATION

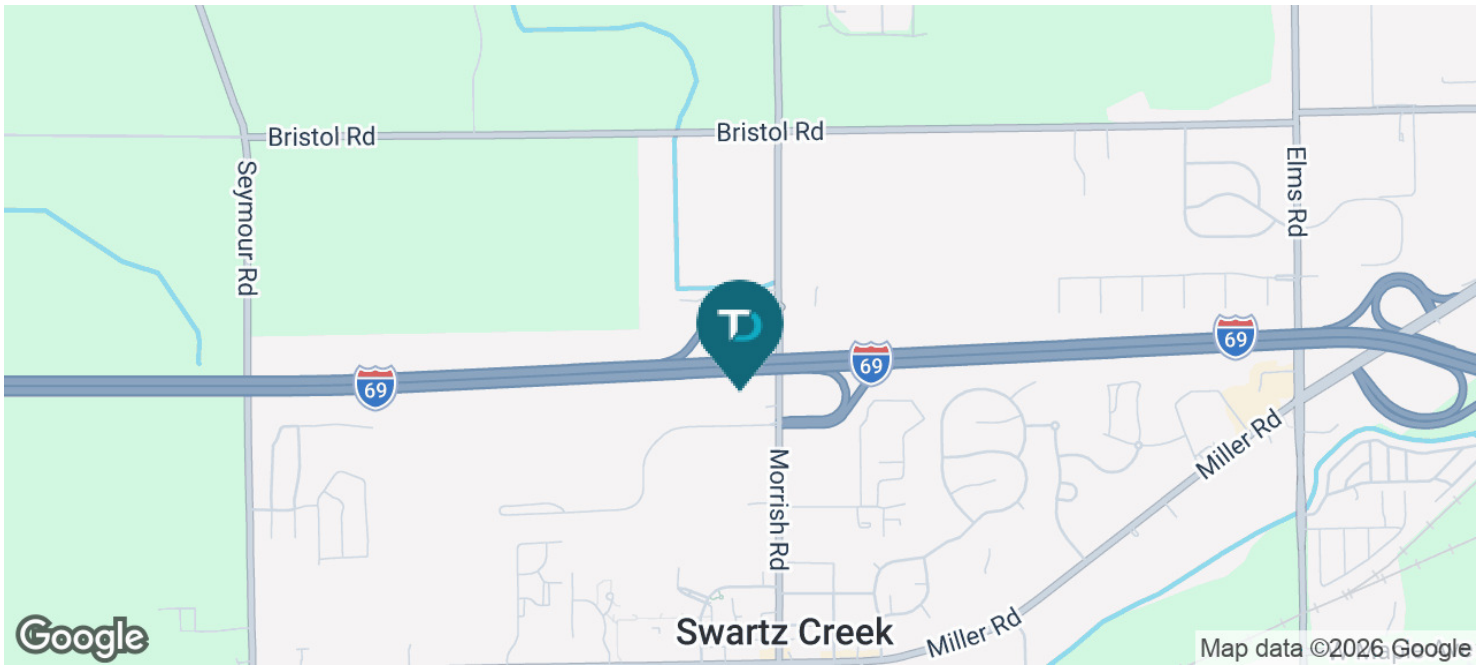
Sale Price:	$200,000.00
Price/AC:	$41,237.11
APN(s):	58-35-576-021 & 58-35-576-018
Legal Descriptions	021 - LOTS 30 31 AND 32 AND ALL THAT PART OF LOT 33 LYING SLY OF A LINE WHICH IS 150 FT SLY OF AND PARALLEL TO SURVEY LINE OF M 78 SUPERVISORS PLAT OF SWARTZ CREEK 018 - W 405 FT OF LOTS 27 28 & 29 SUPERVISORS PLAT OF SWARTZ CREEK

PROPERTY INFORMATION

Lot Size:	4.85 Acres
Property Type:	Land
Property Subtype:	Retail
Zoning	General Business District (GBD)
Traffic Count:	I-69 - 37,707 VPD (Costar 2022)
Utilities:	Municipal Water Sanitary Sewer

LOCATION INFORMATION

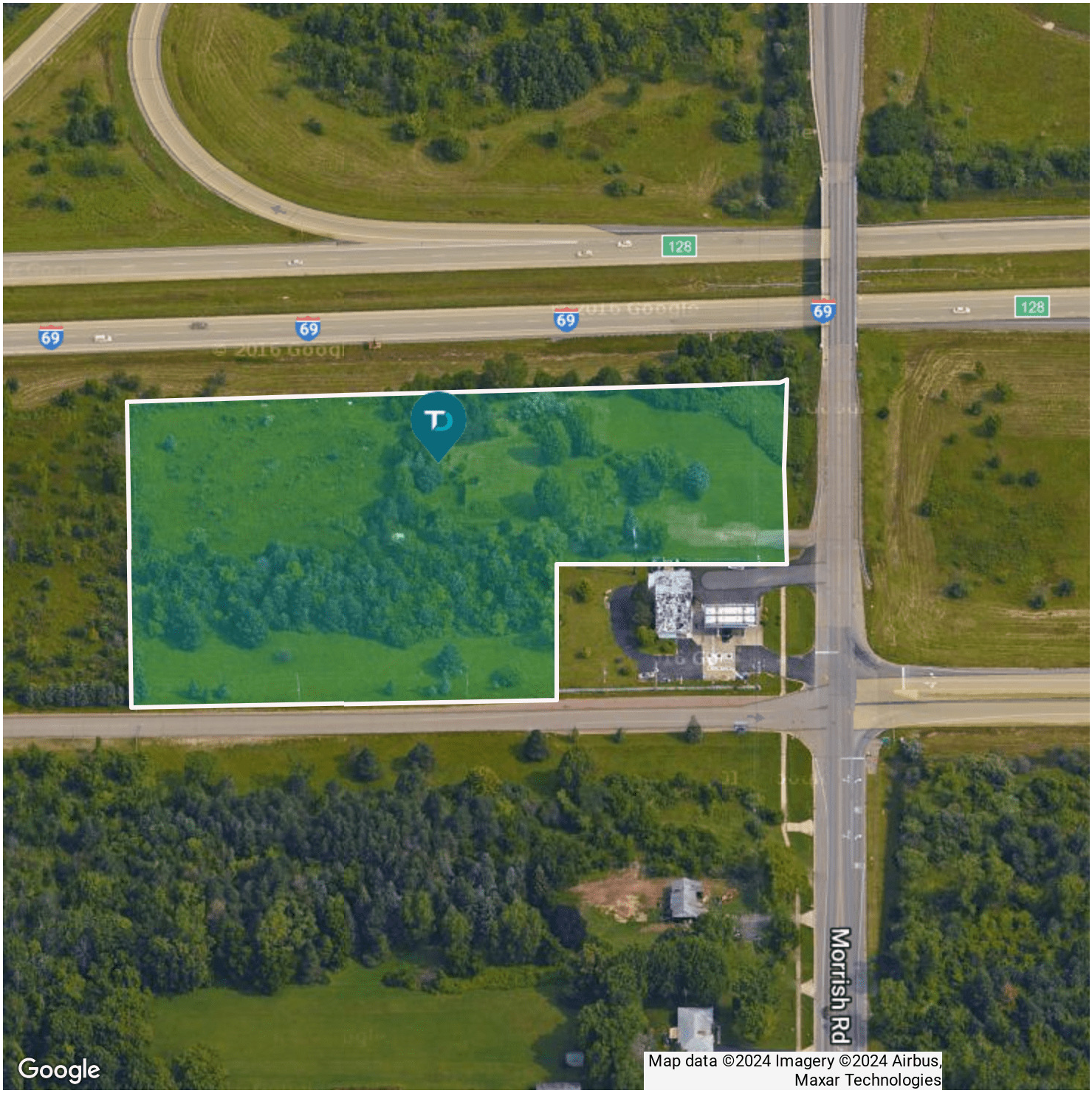
Located to the east of Sport Creek Raceway (a future planned redevelopment site). Great visibility from I-69.



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DEMOGRAPHIC INFORMATION	1 MILE	3 MILES	5 MILES
Total population	3,381	14,963	35,771
Median age	41.8	41.6	41.9
Total households	1,489	6,200	14,470
Average HH income	$56,909	$60,608	$64,311
Average house value	$131,838	$145,590	$157,301

Section 8.01. - Permitted uses.

In the Commercial Districts, land, buildings, and other structures shall be used only for one or more of the uses specified in the table below. Uses denoted by a "P" are permitted by right, whereas uses denoted by "CLU" are considered conditional land uses and uses denoted by a "SLU" are considered special land uses and may be approved by the planning commission subject to the applicable general and specific standards in Article 22, Special Land Uses and Article 23, Conditional Land Uses.

	GBD, General Business
Accessory buildings, structures, and uses customarily incidental to the principle uses permitted by right	P
Arcade	SLU
Automobile and vehicle dealerships	CLU
Automobile service stations	SLU
Automobile washes, automatic or self-service	CLU
Bank, savings and loan, credit union	P
Bars, taverns, lounges, micro-breweries, brewpubs	P
Boutique hotel	
Cell tower	SLU
Colleges and vocational schools	P
Commercial dog kennels	CLU
Community centers	P
Conference center/convention center	SLU
Convenience store	P
Day care center	P

Drive-through retail, service establishments, and drive-through restaurants	SLU
Dry cleaning and self-service laundries	P
Essential public service buildings (no outdoor storage)	P
Essential public service buildings (with outdoor storage)	SLU
Existing single and multiple family homes in non-residential districts	SLU
Expansion of apartments within existing building	
Funeral homes and mortuaries	CLU
Golf course (no range)	P
Golf course with range	SLU
Group living (adult and child residential facilities)	
Hospital	P
Hotels and motels	SLU
Indoor commercial recreation (health club, handball, racquet ball, bowling, pool, billiards, tennis, batting, archery, soccer fields, indoor pool, ice arena)	SLU
Live-work units, single family	
Medical offices (doctor, dentists, chiropractor and similar profession) greater than 15,000 sq. ft.	SLU
Medical offices (doctor, dentists, chiropractor and similar profession) up to 15,000 sq. ft.	P
Mixed use residential	
Multiplex and outdoor theatres (drive-in theatres)	SLU
Multiple attached single family residential units/townhouse/rowhouse (excludes Miller	

Road corridor)	
Nursery/garden center	P
Nursing and convalescent care	SLU
Nursing, assisted living	SLU
Outdoor recreation	CLU
Outdoor retail sales	CLU
Parks (public and private)	SLU
Personal and business services (beauty/barber, tailor, shoe repair)	P
Pet boarding and grooming facilities	CLU
Pet store	P
Places of assembly, including places of worship (greater than 500 seats)	CLU
Places of assembly, including places of worship (less than 250 seats)	P
Places of assembly, including places of worship (between 251-499 seats)	P
Private club, fraternal organization, lodge	P
Private recreation	SLU
Professional offices (corporate, lawyers, architects, engineers similar professions) greater than 15,000 sq. ft.	SLU
Professional offices (corporate, lawyers, architects, engineers similar professions) up to 15,000 sq. ft.	P
Public library	P
Radio station	SLU

Restaurant	P
Restaurant with outdoor seating/cafe	CLU
Retail sales and services (grocery, drug store, clothing, hardware etc.)	P
Roadside market	SLU
School (public and private)	SLU
Servicing and repairing of other types of motor vehicles, trailers and boats	SLU
Shopping center (between 15,000 sq. ft. and 30,000 sq. ft.)	SLU
Shopping center (greater than 30,000 sq. ft.)	SLU
Shopping center (up to 15,000 sq. ft.)	P
Small inn/B&B	SLU
Small manufacturing and processing establishments	P
Storage facilities/units	CLU
Studio, such as art, dance, health, music or other similar place of instruction	P
Upper floor residential dwellings	CLU
Veterinary hospitals	CLU
Walk-up window retail or restaurant	P

(Ord. No. 440 , §§ 1, 4, 6-10-19)